

Charging Authority: Brentwood Borough Council

Annual CIL Rate Summary 2025

Community Infrastructure Levy (CIL) Charging Schedule Rate Summary

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), Brentwood Borough Council, as a CIL charging authority, is required to issue an annual CIL rate summary. The formula provided below is an extract from Regulation 121C paragraph 2 (e) (iii) and shows how indexation is applied to CIL Charging Schedule Rates annually:

$$\frac{R \times I_y}{I_c}$$

Where:

R is the CIL rate when the Charging Schedule took effect.

I_y is the index figure for the given calendar year.

I_c is the index figure for the calendar year in which the Charging Schedule took effect.

The Brentwood CIL charging schedule took effect on 15 January 2024. The [Royal Institute of Chartered Surveyors \(RICS\) CIL index](#) applicable for the year the charging schedule took effect (I_c) is 381 and the RICS CIL index applicable for planning permissions granted in the year 2025 is 391 (I_y). Using these index figures, and applying them to the original CIL rates, in accordance with the formula provided above, the Brentwood CIL Charging Rates for 2025 are summarised in Table 1 overleaf.

This annual CIL rate summary is effective from 1 January 2025 until 31 December 2025 and presents the rates for CIL liable development across the borough for the calendar year 2025.



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Table 1: Brentwood Annual CIL Rate Summary 2025			
Development type		CIL rate per m² 2024	2025 CIL Rate
Residential	Brentwood Local Plan ⁽¹⁾ Strategic Residential-led and Mixed Use Allocations ⁽²⁾ :		
	R01, Dunton Hills Garden Village	£0	£0
	R02, Land at West Horndon Industrial Estate	£25	£26
	R03, Land North of Shenfield ⁽³⁾	£150	£154
	All other areas	£250	£257
	Older people's housing ⁽⁴⁾	£220	£226
Non-residential	Brentwood Local Plan ⁽¹⁾ Strategic Employment Allocations ⁽²⁾ :		
	E11, Brentwood Enterprise Park	£0	£0
	All other areas	See below	See below
Retail	General ⁽⁵⁾ retail:		
	In Brentwood Town Centre High Street ⁽⁶⁾ In all other areas	£340 £80	£349 £82
	Supermarket ⁽⁷⁾	£260	£267
	Retail warehouse ⁽⁸⁾	£160	£164
Industrial	Located on greenfield land:		
	2,000 sqm or more in size ⁽¹⁰⁾	£80	£82
	Less than 2,000 sqm in size ⁽¹⁰⁾	£0	£0
	Located on brownfield land	£0	£0
Distribution and logistics ⁽⁹⁾		£140	£144
All other development		£0	£0

Notes

- (1) Brentwood Local Plan 2016-2033, adopted March 2022.
- (2) The location and boundary of the sites are presented in the CIL Variable Rates Maps 1 below.
- (3) Site referred to within the CIL Viability Assessment Update (August 2022) as Officer's Meadows.
- (4) Older people's housing is defined as:
- Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable



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residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

- Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses.

- (5) All retail development which is not a supermarket or retail warehouse as defined below.
- (6) Retail within the areas of the Brentwood Town Centre High Street Primary Shopping Area identified in the CIL Variable Rates Maps 2 below.
- (7) Defined as retail selling predominantly convenience goods in premises of 1,000m² or more, offering a shopping destination in their own right where weekly food shopping needs are met. Supermarkets can also include non-food floorspace as part of the overall mix.
- (8) Defined as retail selling predominantly comparison goods (such as carpets, furniture, electrical goods, DIY items) in large premises of 2,000m² or more.
- (9) Uses within the Use Classes Order Class B8 storage and distribution.
- (10) Relating to industrial uses, excluding space associated with car parking and landscaping.



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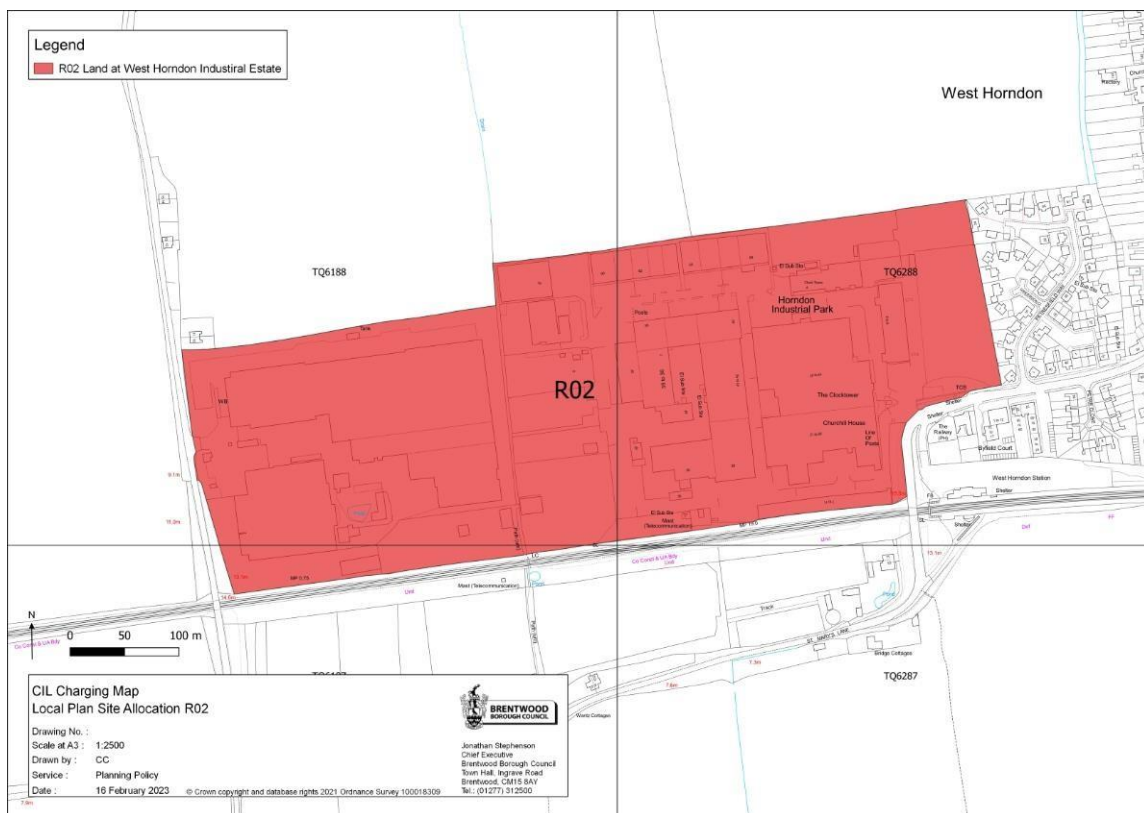
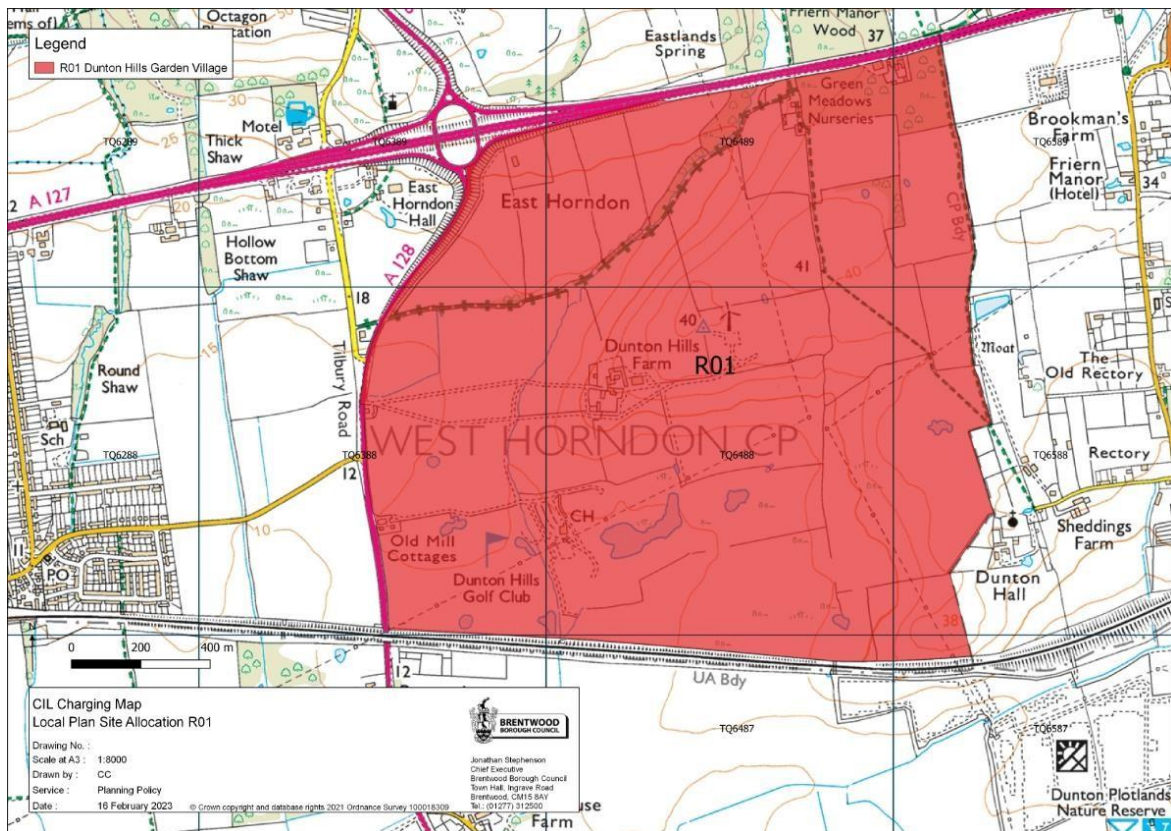
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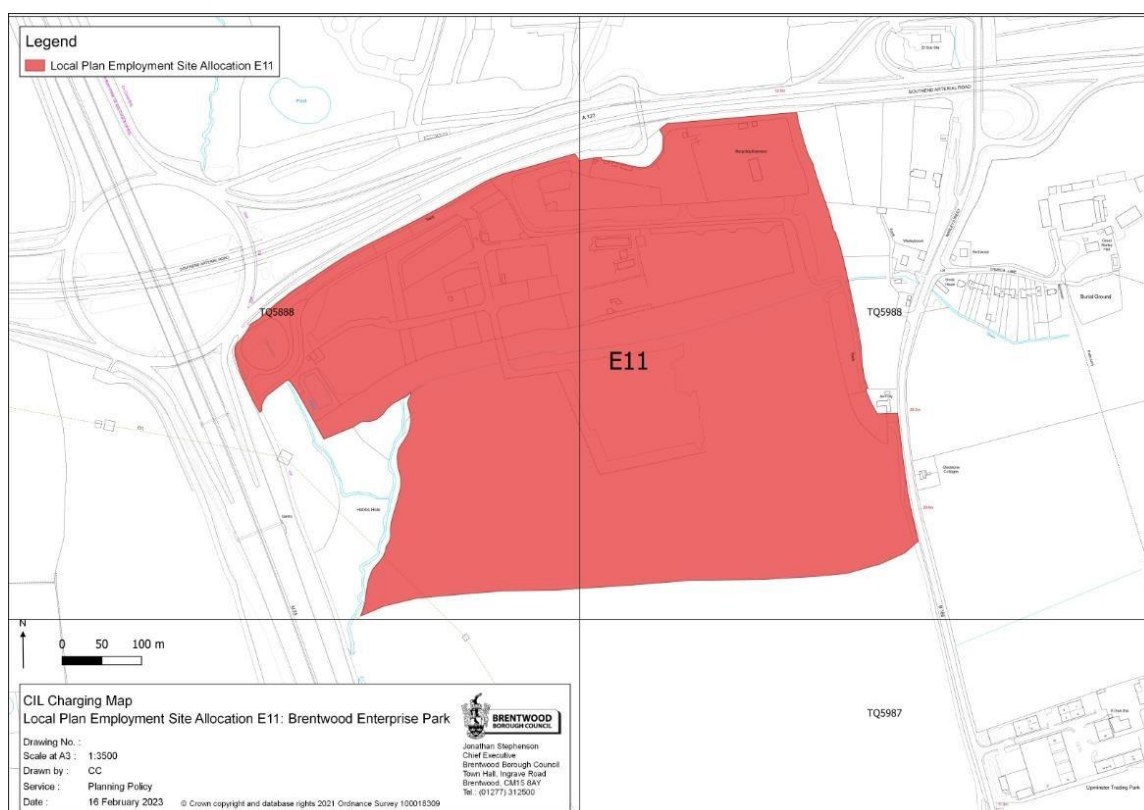
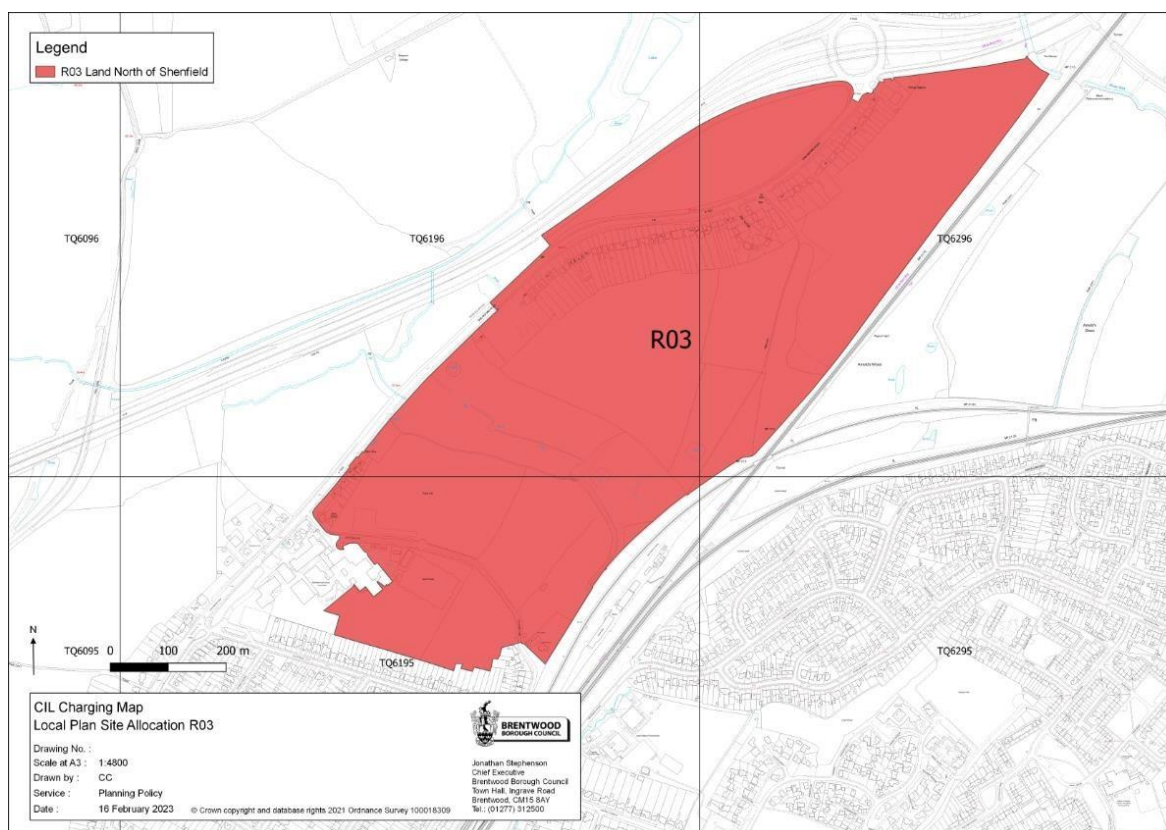
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CIL Variable Rates Maps 1: Brentwood Local Plan Strategic Allocations R01, R02, R03, and E11



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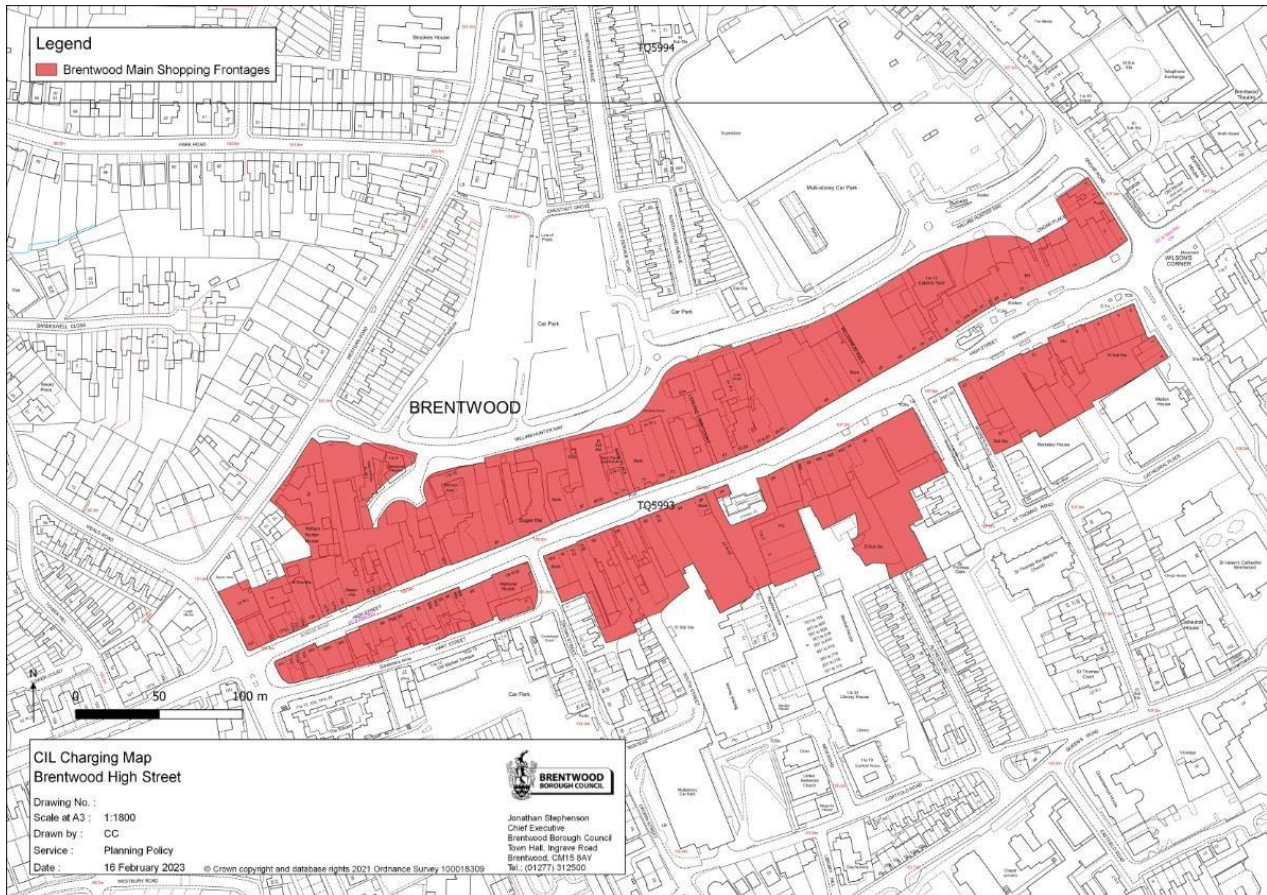
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CIL Variable Rates Maps 2: Retail within the Brentwood Town Centre High Street Primary Shopping Area



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